

Traditional farmhouse with three bedrooms with outbuildings and land of over 3 acres with no neighbours



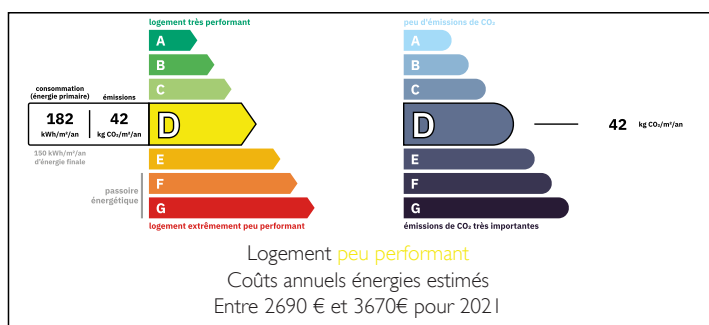
INFORMATION

Town:	Segré-en-Anjou Bleu
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	13750 m2

IN BRIEF

Beautifully situated farmhouse with three bedrooms situated in approx 3.3 acres of land with no visible neighbours but with access to local amenities in Segré (under 10minutes away) and Chateau Gontier (under 20minutes).

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 918 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is comprised of:

On the ground floor:

- * Kitchen with fitted units
- * Dining room/lounge with fireplace
- * Lounge with fireplace
- * Bedroom 1
- * Bathroom and WC
- * Conservatory accessed from the lounge and entering the garden to the front of the house

Stairs lead down into the large cellar where the boiler is located. An ideal space for storage.

Upstairs

- * Bedroom 2
- * Bedroom 3
- * Shower room with WC

Stairs from the first floor lead to the large (insulated) loft that could be converted to provide for additional living space.

Attached to the house and accessed externally is an older extension to the property that have water, electricity and drainage that could be considered to be a good utility room.

To the front of the property is a mature and fenced garden area to the edge of which is a pond with a dreamy bridge leading to an island.. This garden area is fully enclosed and so ideal for family pets.

To the back of the house is a small open hangar leading onto the a field ideal for horses etc.

And to the side of the house are older detached agricultural outbuildings in the form of pig styies and an older stone cottage. The stone cottage is attached to a large (600m²) agricultural hangar which leads to a further small field.

This little peace of paradise is ideal for living the